

AGENDA FOR THE PLAN COMMISSION

Members noticed must notify the person who prepared agenda (see below) at least 24 hours before the meeting as to whether they will not be able to attend this meeting.

Date and Time: Tuesday, May 18, 2021 – **5:15 PM**
Location: Council Chambers, Municipal Building, 101 South Blvd., Baraboo, Wisconsin
Member Notices: M. Palm (Mayor Designee), P. Wedekind, R. Franzen, J. O'Neill, T. Kolb, D. Marshall, and M. Boeggner.
Others Noticed: T. Pinion, C. Bradley, Mayor R. Nelson, Cliff Bobholz, Library, and Media.

This meeting is open to the public; however, with the health concerns regarding COVID-19, anyone appearing in person will be requested to wear a mask and to follow social distancing protocols. Remote participation at this meeting is allowed and encouraged. Commission members and the members of the public wanting to participate remotely must dial:

Conference Call No: +1 414-662-3639 Conference Code No: 852 917 425#

PETITIONERS OR REPRESENTATIVES MUST BE PRESENT OR SUBJECT WILL NOT BE HEARD BY THE COMMISSION!

1. Call to Order

- a. Note compliance with the Open Meeting Law.
- b. Roll Call
- c. Approve agenda.
- d. Approve April 20, 2021 meeting minutes.

2. Public Invited to Speak (Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.)

3. Public Hearings

- a. Public Hearing to consider the request of Cave Enterprises Operations, LLC for a Conditional Use Permit to allow the construction of a new Type 2 Eating Establishment with a drive-thru and pickup service in a B-3 Highway Oriented Business zoning district, located in the SE ¼ of the NW ¼ of Section 3, T11N, R6E, City of Baraboo, Sauk County, Wisconsin at 800 State Rd 136.
- b. Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 12 (See the Public Hearing Notice which was published on May 4, 2021 & May 11, 2021).

4. New Business

- a. Consider the request of Cave Enterprises Operations, LLC for a Conditional Use Permit to allow the construction of a new Type 2 Eating Establishment with a drive-thru and pickup service in a B-3 Highway Oriented Business zoning district, located in the SE ¼ of the NW ¼ of Section 3, T11N, R6E, City of Baraboo, Sauk County, Wisconsin at 800 State Rd 136.
- b. Review and approve Site Plan for proposed Burger King Restaurant at 800 State Rd 136 for Cave Enterprises Operations, LLC.
- c. Consideration and possible action on "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 12, City of Baraboo, Wisconsin".

4. Adjournment

Mike Palm, Mayor Designee

Agenda prepared by Kris Jackson, 355-2730, Ext. 7309
Agenda Posted by Kris Denzer on May 12, 2021

PLEASE TAKE NOTICE, that any person who has a qualifying as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format, should contact the Municipal Clerk, 101 south Blvd., or phone 355-2700, during regular business hours at least 48 hours before the meeting so that reasonable arrangements can be made to accommodate each request.

FOR INFORMATION ONLY, NOT A NOTICE TO PUBLISH.

**NOTICE OF PUBLIC HEARING
AND JOINT REVIEW BOARD MEETING
IN THE CITY OF BARABOO, WISCONSIN**

Notice is Hereby Given that the City of Baraboo will hold an organizational Joint Review Board meeting on May 17, 2021 at 11:00 a.m. The purpose of this meeting is to organize a Joint Review Board for purposes of considering the proposed creation of, and proposed project plan for, Tax Incremental District No. 12 (the "District").

Notice is Hereby Given that the Plan Commission of the City of Baraboo will hold a public hearing on May 18, 2021 at 5:15 p.m. for the purpose of providing the community a reasonable opportunity to comment upon the proposed creation of the Project Plan for the District.

The meetings will be held at the Baraboo City Hall, located at 101 South Blvd.

TAX INCREMENTAL FINANCING JOINT REVIEW BOARD

This meeting is open to the public. However, with the health concerns regarding COVID-19, anyone appearing in person will be requested to wear a mask and to follow social distancing protocols. Remote participation at this meeting is allowed and encouraged. Committee Members and the public wanting to participate remotely must dial:

Conference Call: 1 (414) 662-3639 Conference Code: 966 681 19#

PLAN COMMISSION

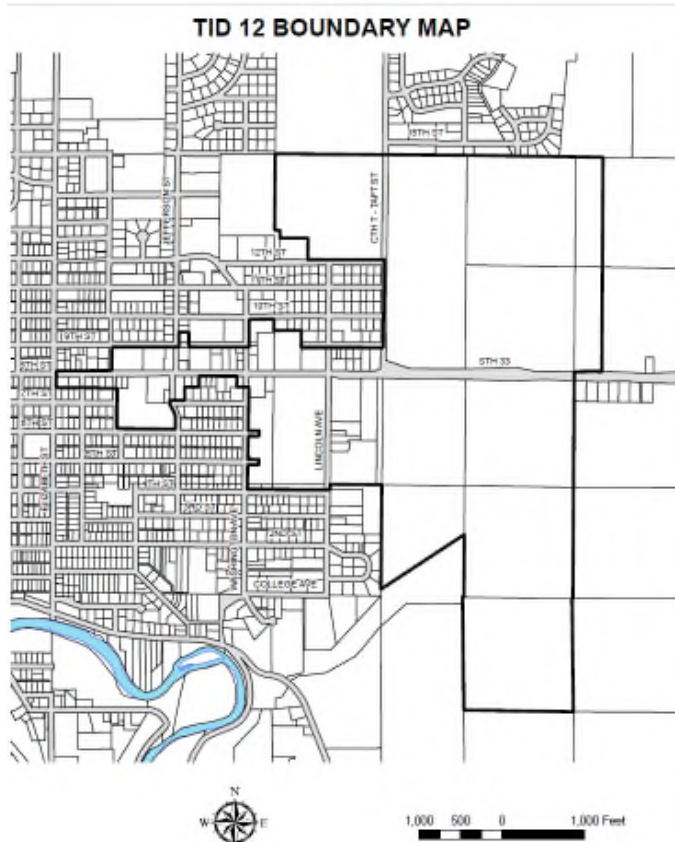
This meeting is open to the public. However, with the health concerns regarding COVID-19, anyone appearing in person will be requested to wear a mask and to follow social distancing protocols. Remote participation at this meeting is allowed and encouraged. Committee Members and the public wanting to participate remotely must dial:

Conference Call: 1 (414) 662-3639 Conference Code: 852 917 425#

The proposed boundaries of the District would be within an area generally as detailed on the map inset.

The District is expected to be a mixed-use district based on the identification and classification of the property proposed to be included within the District.

Proposed projects costs include various public improvements and cash grants to owners or lessee or developers of land located within the district (development incentives) and professional and organizational services, administrative costs, and finance costs. The proposed costs include projects within the proposed boundary and within a ½ mile radius of the proposed boundary of the District.



All interested parties will be given a reasonable opportunity to express their views on the proposed creation of the District, the proposed boundaries of the District, and the proposed Project Plan thereof. A copy of the Project Plan, including a description of the proposed boundaries, will be available for viewing in the offices of the City Clerk at the Baraboo City Hall, located at 101 South Blvd. during normal business hours and will be provided upon request.

Such hearing shall be public and citizens and interested parties shall then be heard. This hearing may be adjourned from time to time.

By Order of the City of Baraboo, Wisconsin

Published May 4 & May 11, 2021

PLAN COMMISSION ITEM SUMMARY

May 18, 2021 **5:15 PM**

SUBJECT: CONSIDER THE REQUEST OF CAVE ENTERPRISES OPERATIONS, LLC FOR A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A NEW TYPE 2 EATING ESTABLISHMENT WITH A DRIVE-THRU AND PICKUP SERVICE IN A B-3 HIGHWAY ORIENTED BUSINESS ZONING DISTRICT, LOCATED IN THE SE ¼ OF THE NW ¼ OF SECTION 3, T11N, R6E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN AT 800 STATE RD 136.

SUMMARY OF ITEM A: Cave Enterprises Operations recent purchased the former Golden Buffet property and they would like to replace the existing building with a new building that will include a drive-thru and pick-up window. The underlying zoning district is B-3, which allows the proposed use as a permitted use; however, since the property is located in the Conditional Use Overlay district, a Condition Use Permit is required.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.37 – *Conditional Use Review and Approval*, I have found the application to be complete and have reviewed it for compliance with the ordinance. The proposed re-development of this site complies with Section 17.37 of the Zoning Code.

ACTION: Approve / Deny Conditional Use Permit (with certain conditions?)

SUBJECT: REVIEW AND APPROVE SITE PLAN FOR PROPOSED BURGER KING RESTAURANT AT 800 STATE RD 136 FOR CAVE ENTERPRISES OPERATIONS, LLC.

SUMMARY OF ITEM B: The new owners of this 1.56-acre site on the west side of State Rd 136 are planning to replace the existing (Golden Buffet) building with a new Type 2 Easting Establishment that will include drive-thru/pickup service. The applicant has provided a complete submittal including a site plan, colored renderings, landscaping plan, storm water management plan, and site lighting plan, the majority of which is included in the packet. A representative of the owners will be present at the meeting to address any questions or concerns.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.47 – *Site Plan Review and Approval*, I have found the application to be complete and reviewed it for compliance with the ordinance.

ACTION: Approve / Conditionally Approve / Deny Site Plan

SUBJECT: CONSIDERATION AND POSSIBLE ACTION ON “RESOLUTION DESIGNATING PROPOSED BOUNDARIES AND APPROVING A PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 12, CITY OF BARABOO, WISCONSIN”.

SUMMARY OF ITEM C: City Council has authorized staff to work with a prospective developer on a conceptual plan for a mixed residential development on the “Jackson Farm” property (120-acres of predominantly vacant land the City purchased in 2003). The current Comprehensive Plan contemplated the future land use as Planned Business and Planned Mixed Use. Since land use and zoning are supposed to be consistent with the Comprehensive Plan, there is a need to amend the Comprehensive Plan to accommodate the proposed development. Included in the packet is a map showing the existing planned land use as well as the proposed revised planned land uses for the subject property.

To facilitate the development of the “Jackson Farm” property, the City is attempting to create a new Tax Incremental District to help incent new development. The Commission support of this Resolution is the first step toward the formal creation of TID No. 12.

ACTION: Approve the Resolution included in the packet and forward to the Common Council.

Minutes of Plan Commission Meeting April 20, 2021

Call to Order – Mayor Palm called the meeting of the Commission to order at 5:00 PM.

Roll Call – Present were Mayor Palm, Phil Wedekind, Roy Franzen, Jim O'Neill, Tom Kolb, Dee Marshall, and Matthew Boeggner.

Also in attendance were Tom Pinion, Casey Bradley, Tyson Suemnicht, Carl Pierce, Nathan Mahinski, and Rob Nelson.

Call to Order

- a. Note compliance with the Open Meeting Law. Mayor Palm noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Wedekind, seconded by Kolb to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by O'Neill, seconded by Kolb to approve the minutes of the March 16, 2021 meeting. Motion carried unanimously.

Public Invited to Speak (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – There were no speakers.

New Business

- a. Consider proposed Amendment to the existing Conditional Use Permit for the Walnut Hill Bible Church property at 1900 East Street to allow the construction of two accessory structures and a playground – Pinion gave background for the request saying that Walnut Hill Bible Church is planning a couple of new buildings, additional landscaping, and small playground. The church is proposing a garage in the northeast corner of the property, a shelter toward the southeast corner, a small playground, and then a small storage building along the side the proposed shelter. Pinion stated that the proposed elevations of the buildings and proposed landscaping is included in the packet. Tyson Suemnicht introduced himself to the Commission. Pinion said that Walnut Hill Bible Church was originally approved as a CUP in 1998. Palm asked what the ground surface would be underneath the shelter, Suemnicht answered concrete. It was moved by Kolb, seconded by Wedekind to approve the Amendment to the existing Conditional Use Permit for the Walnut Hill Bible Church property as proposed. On roll call vote for the motion, Ayes – O'Neill, Kolb, Marshall, Boeggner, Palm, Wedekind, and Franzen. Nay – 0, motion carried 7-0.
- b. Consider proposed Amendment to existing Conditional Use Permit for the Driftless Glen Distillery property at 300 Water Street to allow an expansion of the patio area of the Distillery building, an addition on the north side of the easterly Rick House building, and the addition of a storage building at 114 Ash Street that will exclusively serve the operations of the Driftless Glen Distillery – Pinion presented the background for the request. Pinion said that 114 Ash is an existing building that Driftless Glen has acquired and will be using it as a storage building to compliment the principal use of the distillery. He said even though it is off premise it is really an accessory structure to that principal building across the alley. Pinion then presented the patio addition, which is already complete. He said that the current rick house is 70x100 and they are proposing to put a 100x40 addition to the front side of it. Carl Pierce stated that they are advancing the sprinkler system in Rick House No. 2 this week, and moving forward it is in the plans of sprinkling Rick House No. 1 as well as the new addition going on to it. He said that the distillery had a variance when those buildings were originally built for barrel storage and they were not required to be sprinkled, but their insurance company is now driving it. Kolb would like some type of brick on the north side because it is visible from Water Street. Kolb questioned Pinion regarding the original flood plain issue. Pinion said that the City went to great lengths to prep this site and remove all regulatory obstacles from it. Therefore, anything that was outside of the floodway, which is defined by the ordinary high water mark of the bank of the river. He said anything that would protrude into the floodway would require special dispensation from the DNR so they would provide evidence that it did not obstruct it and apparently

the maps that were adopted as the new flood insurance rate maps were not updated in accordance with the topography that was provided to them. Kolb asked if an updated liquor license is need for the patio expansion. Pinion said that he is not involved in the issuance of liquor licenses, but it is his understanding that it includes a very distinct description of the premises being licensed, so if they intend to expand the patio, it is his understanding that they would need to amend their premise description on their liquor license, but that is something that is outside the purview of the Plan Commission, it is a licensing regulation and that is coordinated through the City Clerk and Police Chief. Kolb asked if the three original trees could be moved to fill the green space. Pierce said his plan is to move all three, one is quite large, but he is sure that two will survive. Kolb asked Pierce if there was a plan to do anything with the front of the property that was purchased. Pierce said that the building will definitely receive a facelift and there was some talk on the south side of that building facing the alley of the possibility of some type of mural. He said at the very least it would get a fresh coat of paint. Kolb suggested working with the Baraboo Public Art Association. It was moved by Kolb to approve the amendment to the existing conditional use permit for the Driftless Glen Distillery providing there is a certificate of approval from the DNR that the floodway will not be obstructed, if necessary the liquor license be amended to allow liquor sales on the expanded patio, relocating the existing trees to the green area west of the property, and paint the south wall of the storage building roughly the same color as the Rick House, pending a joint project with Baraboo Public Arts.. Wedekind seconded the motion. On roll call vote the motion, Ayes – Kolb, Marshall, Boeggner, Palm, Wedekind, Franzen, and O'Neill. Nay – 0, motion carried 7-0.

- c. Review and Recommendation to Amend the City of Baraboo Comprehensive Plan to change the Planned Land Use of the City-owned 120-acres south of STH 33 on the east side of the city, being the East half of the SW1/4 of Section 31, T12N, R7E and the NE1/4 of the NW1/4 of Section 6, T11N, R7E, from a mixture of Planned Business, Planned Mixed Use, and Planned Ag/Rural/Vacant to a mixture of Mixed Residential and Parks/Open Space – Pinion said that the City purchased this 120 acres in 2003. Pinion presented the mid-2000 Planned Land Use Map from the Comp Plan. He said the proposed land use based on the negotiations that the City has undertaken with a local developer is mixed residential along with a conservancy area. Pinion said that in order to the change the zoning it needs to be consistent with the Land Use Plan and the proposed land use so the City is looking at doing these consecutively on a concurrent schedule, Land Use Plan Amendment first, and if that is agreeable to everyone then it is the zoning with joint public hearings at the end of May. He said Comprehensive Plan updates and amendments follow the same general procedures as rezoning. Pinion then presented the proposed concept plan to the Commission. He said that the northern 40 is going to be primarily residential and little higher density. It is contemplated to have 12 16-unit buildings, and then proceeding eastward would be 4-plexes, and the owner's preference or initial concept is zero-lot line four-plexes; then possible duplexes along the east side, and predominately the single family homes would be the southern half or two-thirds of the developable property. Pinion said the stormwater management would be easily done. He said that any time there is a subdivision there has to be a formal park. Wedekind asked if the City would keep control of all the separate lots. Pinion said that it is on a phased basis is how it is being conceived, so the developer's primary interest is to start with the multi-family; therefore, the City would maintain ownership until he completed his requisite conditions. Pinion said that he feels this is a win/win situation. Kolb likes the density but is concerned about the ingress and egress to that property. Pinion said that he has had those discussion with the Department of Transportation and from the City perspective, especially from public safety, both police, fire and EMS they would absolutely insist on having two access points to the property. It was moved by Wedekind to amend the City of Baraboo Comprehensive Plan. O'Neill seconded the motion. On roll call vote for the motion, Ayes – Marshall, Boeggner, Palm, Wedekind, Franzen, O'Neill, and Kolb. Nay – 0, motion carried 7-0.

- d. Review and Recommendation to Rezone the City-owned 120-acres south of STH 33 on the east side of the city, being the east half of the SW1/4 of Section 31, T12N, R7E and the NE1/4 of the NW1/4 of Section 6, T11N, R7E, from A-1 Agricultural Transition to a combination of R-1A Single Family Residential, R-3, Three and Four Family Residential, R-5 Thirteen Family and Up Residential, and C-1 Conservancy District – Pinion presented background to the Commission. He said based on the proposed amendment to the Land Use Map in the Comprehensive Plan the zoning would follow that. The mixed residential would be R-1A which is exclusively single family, R-3, which allows anything from a single family up to a four-plex, and then R-5 which is 13 units and up. Pinion said that the City would retain ownership of the entire conservancy area. It was moved by Wedekind, seconded by Marshall to recommend rezoning the City-owned 120-acres south of STH 33 as proposed. On roll call vote for the motion, Ayes – Boeggner, Palm, Wedekind, Franzen, O'Neill, Kolb, and Marshall. Nay – 0, motion carried 7-0.

Adjournment - It was moved by Kolb, seconded by Wedekind to adjourn at 5:39 p.m. The motion carried unanimously.

Mike Palm, Mayor

For Office Use:	Date		Date
<input type="checkbox"/> Application given by _____	_____	<input type="checkbox"/> Referred to Council	_____
<input type="checkbox"/> Received by Bldg. Inspector	_____	<input type="checkbox"/> Public Hearing Set	_____
<input type="checkbox"/> Fee received by Treasurer	_____	<input type="checkbox"/> Date Notices Mailed	_____
<input type="checkbox"/> Building Insp. Certified	_____	<input type="checkbox"/> Public Hearing Published	_____
<input type="checkbox"/> Filed with City Clerk	_____	<input type="checkbox"/> Public Hearing Held	_____
<input type="checkbox"/> Referred for Staff Review	_____	<input type="checkbox"/> Plan Meeting Action	_____

City of Baraboo
101 South Blvd.
Baraboo, WI 53913
 (608) 355-2730 phone
 608 355-2719 fax

APPLICATION FOR CONDITIONAL USE PERMIT

(A non-refundable fee must accompany this application upon filing. -\$250 if public hearing required, or \$100 if no public hearing required.)

FOR TREASURER USE ONLY

Receipt # _____

Account # 100-22-4440

Date of Petition: 04/30/21

The undersigned, being all the owners of the real property covered by this conditional use request hereby petition the City of Baraboo Plan Commission as follows:

1. Name and address of each owner: (Please attach additional pages as necessary.)

Golden Bowl, LLC
1615 E Main St, Reedsburg, WI 53959

2. Name and address of applicant if not an owner. Describe interest in site (if tenancy, attach copy of current lease):

Cave Enterprises Operations, LLC - John Kayser (Purchaser)
1624 W 18th St, Chicago, IL 60608

3. Address of site: 800 State Road 136, Baraboo, WI

4. Tax parcel number of site: 206-1152-6000, 002-0068-10000

5. Accurate legal description of site (state lot, block and recorded subdivision or metes and bounds description) (Attach copy of owner's deed): See attached legal description.

6. Present zoning classification: B-3 - Highway Oriented Business

7. Requested conditional use: Conditional Use is required because property is within the Conditional Use Overlay District.

8. Brief description of each structure presently existing on site:

Chinese restaurant is currently on the site

9. Brief description of present use of site and each structure on site:

Chinese restaurant is currently on the site

10. Brief description of any proposed change in use of structures if request for conditional use is granted: (include change in number of employees on site)

Existing structure to be demolished and quick serve restaurant with drive-through to be built.

11. The following arrangements have been made for serving the site with municipal sewer and water:

Site is already served by municipal sewer and water.

12. Name, address, and tax parcel number of the owners of each parcel immediately adjacent to the boundaries of the site and each parcel within 200 feet including street and alley right-of-way of each exterior boundary of the site (see section 17.37(3)(a) of City Code.)

Adjacent property owner list to be provided by City.

13. A scale map or survey map must be attached showing the following: (Note: This section is not required for home occupation requests; skip to 14.) (see section 17.37(2)(a) of City Code.)

- Location, boundaries, dimensions, uses, and size of the site and structures and its relationship to adjoining lands.
- The approximate location of existing structures on the site, easements, streets, alleys, off street parking, loading areas and driveways, highway access and access restrictions, existing street, side and rear yards, proposed surface drainage, grade elevations.

14. State in detail, the evidence indicating proof that the proposed conditional use shall conform to each of the standards for conditional uses set forth in section 17.37(2)(b) of the City Zoning Code.

See narrative.

WHEREFORE, the undersigned property owners hereby state that the foregoing information and all attachments to this Petition are true and correct to the best of our knowledge.

Notice to Property Owner: Conditional use permits, if granted, are subject to a 10 day appeal waiting time. Dated this 27th day of April, 2021.

Future property owner

Property owner

I certify that that I have reviewed this application for completeness.

Date: _____ Zoning Administrator: _____

April 30, 2021

Project Narrative

Project: Burger King
800 WI-136
Baraboo, WI 53913

Cave Enterprises Operations, LLC is requesting Conditional Use Permit review and approval for the construction of a new Burger King quick serve restaurant with double drive-through order lanes located at 800 WI-136. The property is zoned B-3 Highway Oriented Business and is within the Conditional Use Overlay District. The proposed use is permitted. An existing Golden Buffet restaurant is currently located on this parcel and will be razed. The site is surrounded by commercial development to the west and east. Vacant land is to the north and a vacant historic mobile home community to the west. The City Comprehensive Plan designates this parcel as Planned Business.

The total site area is 1.54 acres and 1.06 acres will be disturbed. The proposed site data, density and ratios are shown below:

	Area (AC)	Area (SF)	Ratio
Project Site	1.54	67,268	
Building Floor Area	0.07	3,195	4.7%
Pavement (Asphalt & Concrete)	0.67	29,207	43.4%
Total Impervious	0.74	32,402	48.2%
Landscape/Open Space	0.80	34,867	51.8%

Access to the site will remain in the current location off of WI-136. The building will be on the southern side of the site with parking to the north. The double drive-through is proposed to the rear of the building on the west side of the site. A new waste enclosure is proposed between the building and drive through. An outdoor patio and playground area is proposed to the east of the building. Adequate parking will be provided with 31 spaces (including 2 handicap accessible). Landscaping will be provided in accordance with the City ordinance, in an approach which ensures species resiliency and complimentary aesthetics. Site lighting will also meet the City ordinance in a fashion that provides appropriate foot candles for safety and cut-off fixtures for minimal light trespass.

The proposed redevelopment will reduce impervious surfaces on the site by 4,640 SF (6.9% decrease). The redevelopment will match existing drainage patterns. The eastern portion of the site drains to the WI-136 right-of-way and the remainder of the site drains to the existing stormwater dry detention area on the western portion of the site.

Exterior materials are represented in the attached color elevations and will consist of a combination of the following materials: cultured stone ledgestone, Nichiha panels, cultured stone ledgestone and EIFS. The proposed waste enclosure will match the overall color/style of the principal building. Building signage is proposed as shown on the exterior elevations and a monument sign is proposed.

Anticipated restaurant hours are Monday-Saturday: 6AM-Midnight and Sunday: 7AM-11PM. The approximate numbers of employees is 30 (15 Full-Time & 15 Part-Time) and the projected number of daily customers is 400. No nuisances will be created with the proposed development and the project shall comply with all performance requirements of the Zoning Ordinance.

Location Map

Legend

 800 WI-136



Google Earth

© 2021 Google

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

EXCEL

ARCHITECTS • ENGINEERS • SURVEYORS

Always a Better Plan

100 Camelot Drive

Fond Du Lac, WI 54935

Phone: (920) 926-9800

www.EXCELENGINEER.com

PROJECT INFORMATION

PROPOSED BURGER KING FOR:
CAVE ENTERPRISES
800 WI-136 • BARABOO, WI 53913

PROFESSIONAL SEAL

PRELIMINARY DATES

APR. 12, 2021
APR. 30, 2021

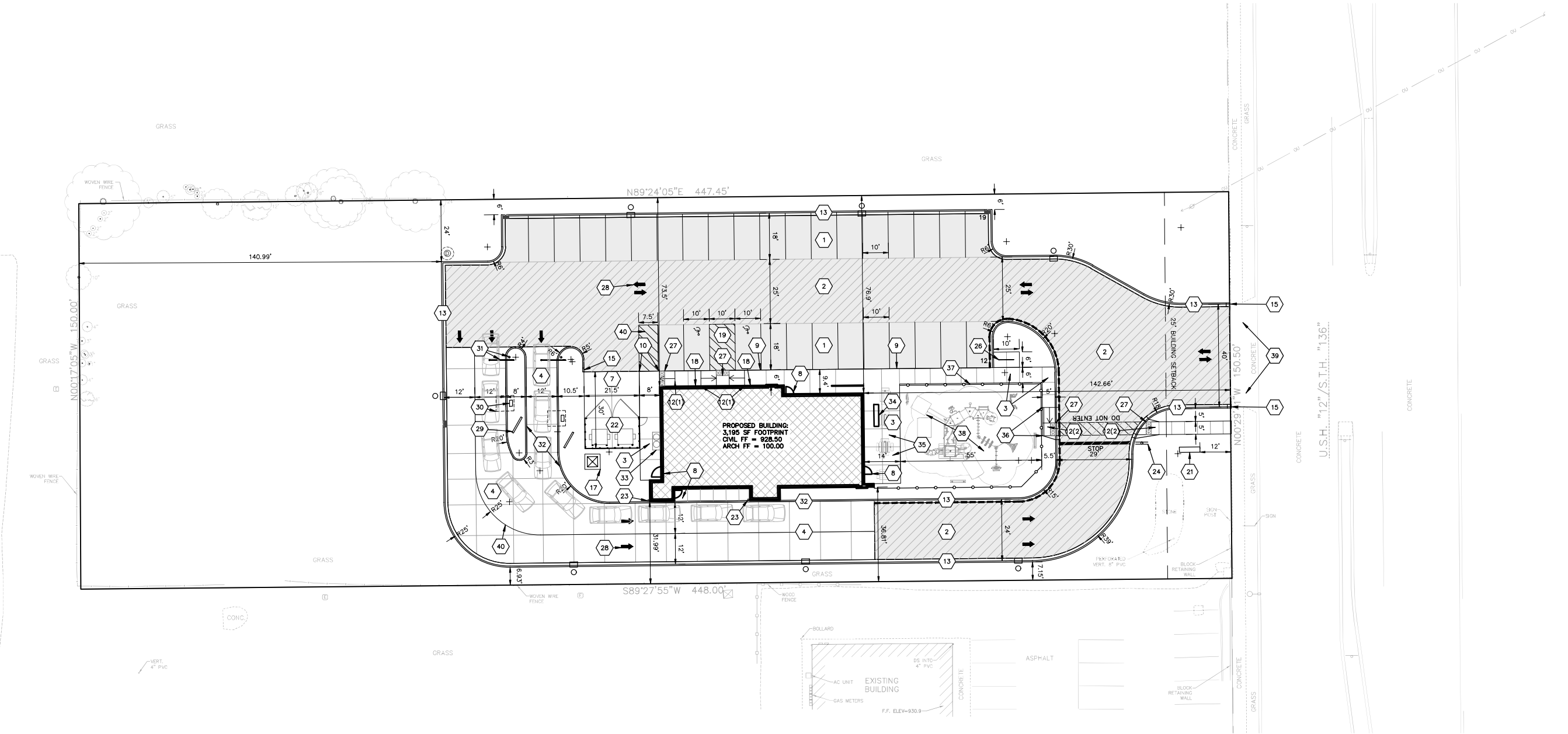
JOB NUMBER

2105700

SHEET NUMBER

C1.1

2021 © EXCEL ENGINEERING, INC.



SITE PLAN KEYNOTES	
1	STANDARD ASPHALT SECTION (TYP.)
2	HEAVY DUTY ASPHALT SECTION (TYP.)
3	CONCRETE SIDEWALK/PATIO (TYP.)
4	6" CONCRETE DRIVE THRU (TYP.)
7	DUMPSTER PAD/APRON CONCRETE (TYP)
8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
9	RAISED WALK (TYP.)
10	FLUSH WALK (TYP.)
2(X)	ADA RAMP (TYP.) (SEE ASSOCIATED DETAILS ON C2.0)
13	18" CURB & GUTTER (TYP.)
15	CURB TAPER (TYP.)
17	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
18	BUILDING MOUNTED HANDICAP SIGN (TYP.)
19	HANDICAP STALL & STRIPING PER STATE CODES.
21	MONUMENT SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
22	"TREX" BOARD ON BOARD DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)

23	GUARD POST (TYP.)
24	DOUBLE SIDED SIGN (STOP SIGN ON SOUTH SIDE, DO NOT ENTER SIGN ON NORTH SIDE)
26	WAVE STYLE BIKE RACK (SEE DETAIL ON C2.0, FINAL COLOR BY OWNER)
27	DETECTABLE WARNING PLATE
28	TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING.
29	MENU BOARD (2 TYP.)
30	SPEAKER POST & CANOPY (2 TYP.)
31	CLEARANCE BAR & GUARD POST (2 TYP.)
32	6" DRIVE-THRU VERTICAL CURB.
33	RECYCLE STORAGE (SEE ARCH PLANS)
34	BURGER KING TOWER ELEMENT (SEE ARCH. PLANS)
35	OUTDOOR SEATING AREA. FINAL LAYOUT, DETAILS, AND SPECIFICATIONS BY SUPPLIER.
36	6" CURB HEAD. SEE ELEVATIONS ON C1.2 AND DETAIL ON C2.0.
37	DECORATIVE ALUMINUM PICKET FENCE. MAXIMUM 4' HEIGHT, 4" BAR SPACING. FINAL STYLE/TYPE BY OWNER.
38	PLAYGROUND AREA. COORDINATE WITH OWNER & SUPPLIER FOR FINAL LAYOUT, DETAILS, AND SURFACING SPECIFICATIONS.
39	EXISTING CONCRETE DRIVE ENTRANCE TO REMAIN.
40	PAVEMENT STRIPING (TYP.)

SITE INFORMATION:	
PROPERTY ADDRESS:	800 WI-136
TAX PARCEL NUMBER:	206-1152-60000 & 002-0068-10000
PROPERTY AREA:	1.54 AC
EXISTING ZONING:	B-3 (HIGHWAY ORIENTED BUSINESS)
PROPOSED ZONING:	B-3 (HIGHWAY ORIENTED BUSINESS)
EXISTING USE:	VACANT RESTAURANT
PROPOSED USE:	NEW QUICK-SERVE RESTAURANT W/ DRIVE-THRU
AREA OF SITE DISTURBANCE:	1.06 AC
SETBACKS:	BUILDING: FRONT (EAST) = 25' SIDE (NORTH/SOUTH) = 0' REAR (WEST) = 0' STREET (EAST) = 25'
PROPOSED BUILDING HEIGHT:	23' TO TOP OF ARCH. TOWER ELEMENT (MAX. HEIGHT ALLOWED: 40')
PARKING REQUIRED:	1 SPACE PER 150 S.F. OF RETAIL FLOOR SPACE 3,195 SF BUILDING FOOTPRINT=22 SPACES REQ.
PARKING PROVIDED:	31 SPACES (2 H.C. ACCESSIBLE)
HANDICAP STALLS REQUIRED:	2, HANDICAP STALLS PROVIDED: 2
BUILDING OCCUPANCY CLASSIFICATION	= A-2
CLASS OF BUILDING CONSTRUCTION	= VB

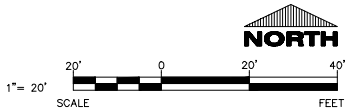
EXISTING SITE DATA		AREA (AC)	AREA (SF)	RATIO
PROJECT SITE		1.54	67,269	
BUILDING FLOOR AREA		0.26	11,381	16.9%
PAVEMENT (ASP. & CONC.)		0.59	25,661	38.1%
TOTAL IMPERVIOUS		0.85	37,042	55.1%
LANDSCAPE/ OPEN SPACE		0.69	30,227	44.9%

PROPOSED SITE DATA		AREA (AC)	AREA (SF)	RATIO
PROJECT SITE		1.54	67,269	
BUILDING FLOOR AREA		0.07	3,195	4.7%
PAVEMENT (ASP. & CONC.)		0.67	29,207	43.4%
TOTAL IMPERVIOUS		0.74	32,402	48.2%
LANDSCAPE/ OPEN SPACE		0.80	34,867	51.8%

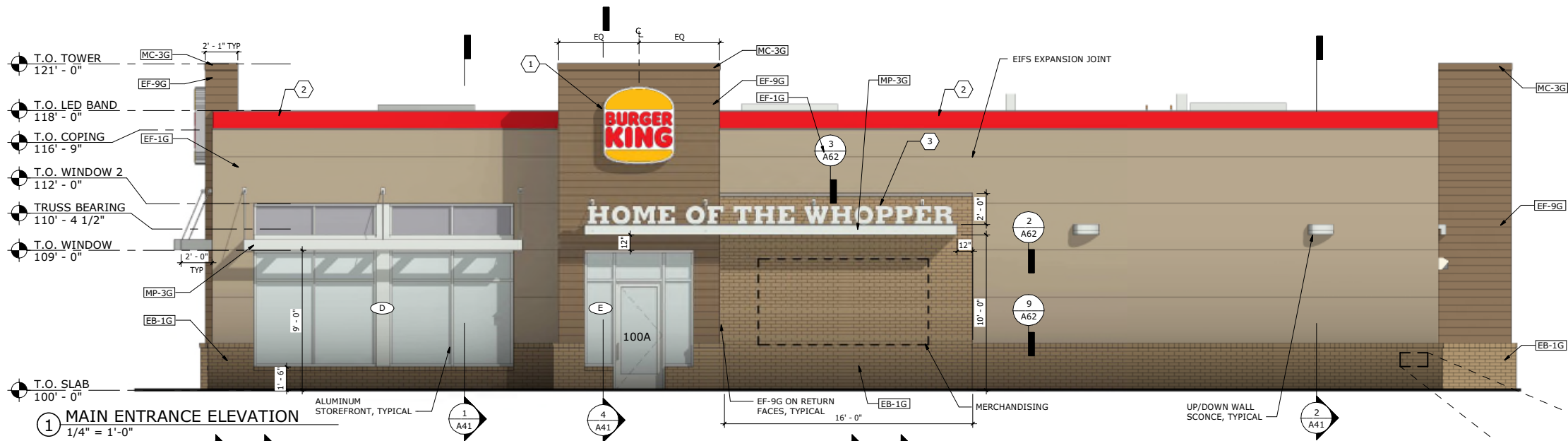
PAVEMENT HATCH KEY:	
[Hatch]	STANDARD ASPHALT
[Hatch]	HEAVY DUTY ASPHALT
[Hatch]	CONCRETE

CURB & GUTTER MARKING KEY:	
[Line]	INVERTED CURB & GUTTER
[Line]	SHEDDING CURB & GUTTER

NOTE:
A KNOX BOX IS REQUIRED AT THE PRIMARY ENTRANCE PER LOCAL STANDARDS. COORDINATE FINAL LOCATION AND REQUIREMENTS WITH LOCAL FIRE DEPARTMENT/BUILDING INSPECTOR.

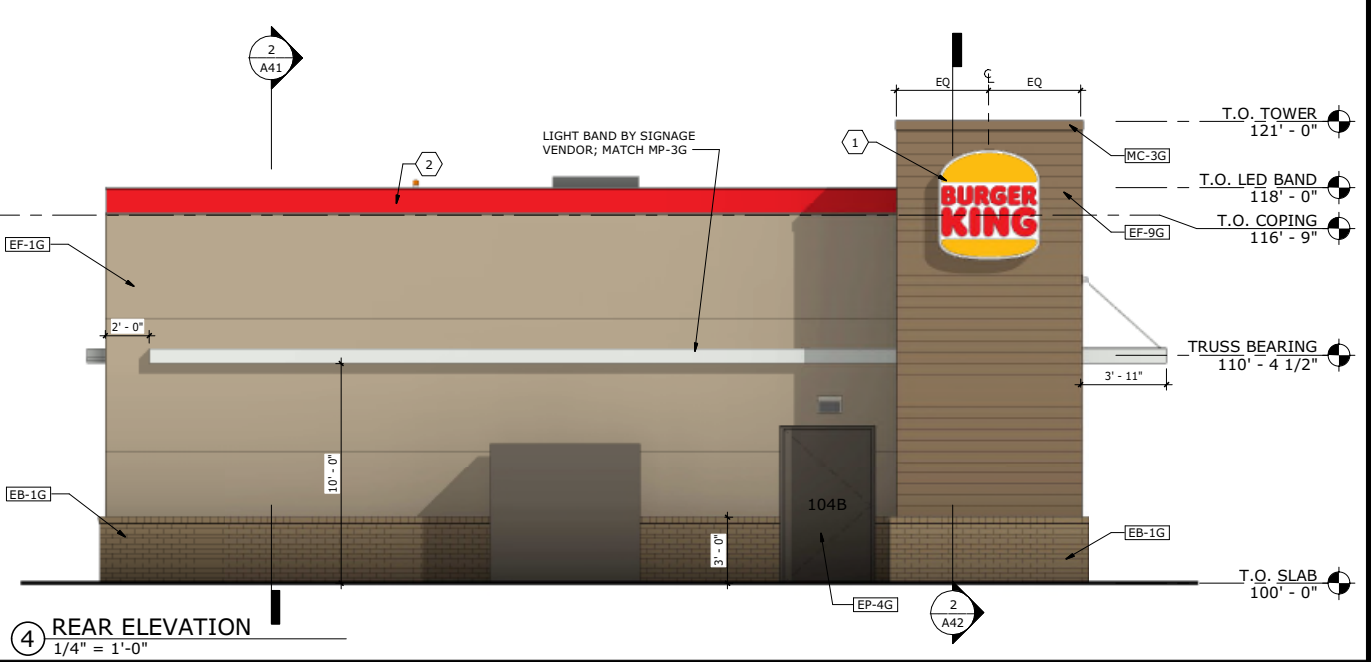
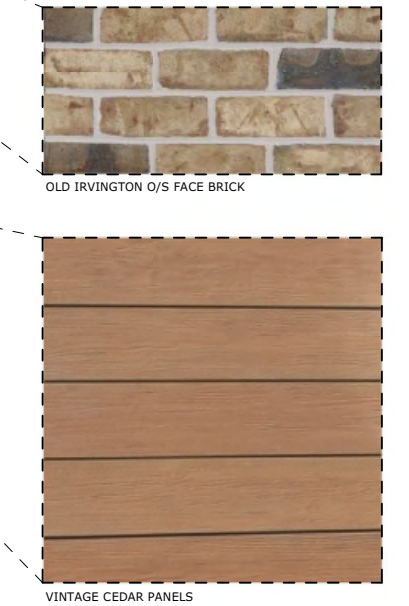
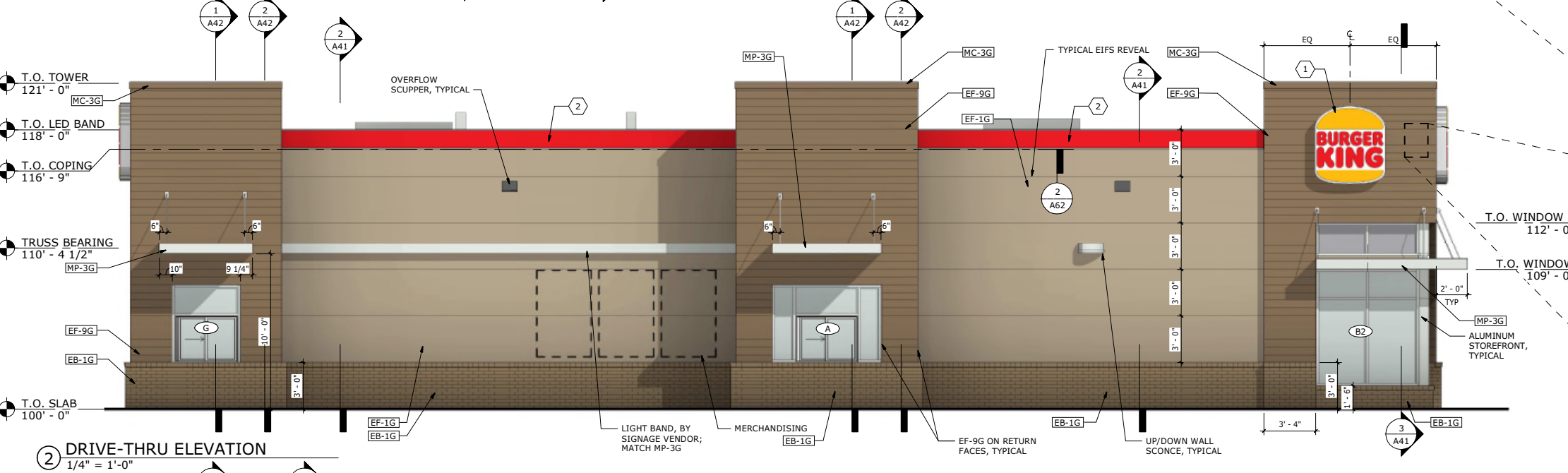


CIVIL SITE PLAN



- GENERAL ELEVATION NOTES:**
1. REFER TO SHEET A81 FOR REFERENCED EXTERIOR FINISHES
 2. CANOPY SUPPLIER TO VERIFY DIMENSIONS OF CANOPIES WITH FIELD CONDITIONS AND ENSURE SIZES FIT WITHIN THE PARAMETERS OF THE DESIGN INTENT SHOWN, SEE SHEET A60 FOR MORE INFORMATION
 3. GC TO SUPPLY ELECTRICAL FOR UNDER-CANOPY LIGHTS PROVIDED BY CANOPY SUPPLIER
 4. GC TO SUPPLY POWER AT SIGNAGE LOCATIONS; COORDINATE WITH SIGNAGE VENDOR
 5. GC TO INSTALL ALL FIBER CEMENT PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS INCLUDING BUT NOT LIMITED TO MOISTURE RESISTIVE BARRIER, FLASHING, ETC
 6. SUPPORT ROD DESIGN STANDARD (UNO): THE CENTERLINE OF THE OUTSIDE SUPPORTS TO BE 6" FROM THE OUTSIDE EDGES, THEN EVENLY SPACED INTERMEDIATE SUPPORT RODS INSIDE IF NEEDED, TYPICAL ANGLE OF ALL SUPPORT RODS ARE 45° UNLESS NOTED OTHERWISE

- ELEVATION KEY NOTES:**
- 1 5' LOGO SIGN - SUPPLIED AND INSTALLED BY SIGNAGE VENDOR
 - 2 PARAPET LIGHT BAND (INSTALLED BY SIGNAGE VENDOR) MOUNTED ABOVE MC-2G (INSTALLED BY GC)
 - 3 "HOME OF THE WHOPPER" SIGNAGE ON NEW PREFINISHED ALUMINUM CANOPY (SUPPLIED AND INSTALLED BY SIGNAGE VENDOR)



EXTERIOR ELEVATIONS



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DATE: _____ REG. NO.: _____

BURGER KING (STR# 14087)
800 WI-136
BARABOO, WI 53913

PROJECT: 21082
DRAWN BY: LAS/KDD
CHECKED BY: STI
DATE: 05/11/2021
REVISIONS:

PRELIMINARY:
NOT FOR
CONSTRUCTION

A30



① VIEW FROM ENTRY CORNER



② VIEW FROM DRIVE-THRU CORNER

NOTE: THESE DRAWINGS ARE FOR VISUAL
REFERENCE AND TO HELP COMMUNICATE THE
DESIGN INTENTION ONLY; REFER TO
CONSTRUCTION DOCUMENT ELEVATIONS FOR ALL
NOTES. DO NOT USE THESE DRAWINGS FOR
ACTUAL CONSTRUCTION; CONTACT ARCHITECT IF
YOU HAVE QUESTIONS



ARCHITECTS | DESIGNERS | ENGINEERS
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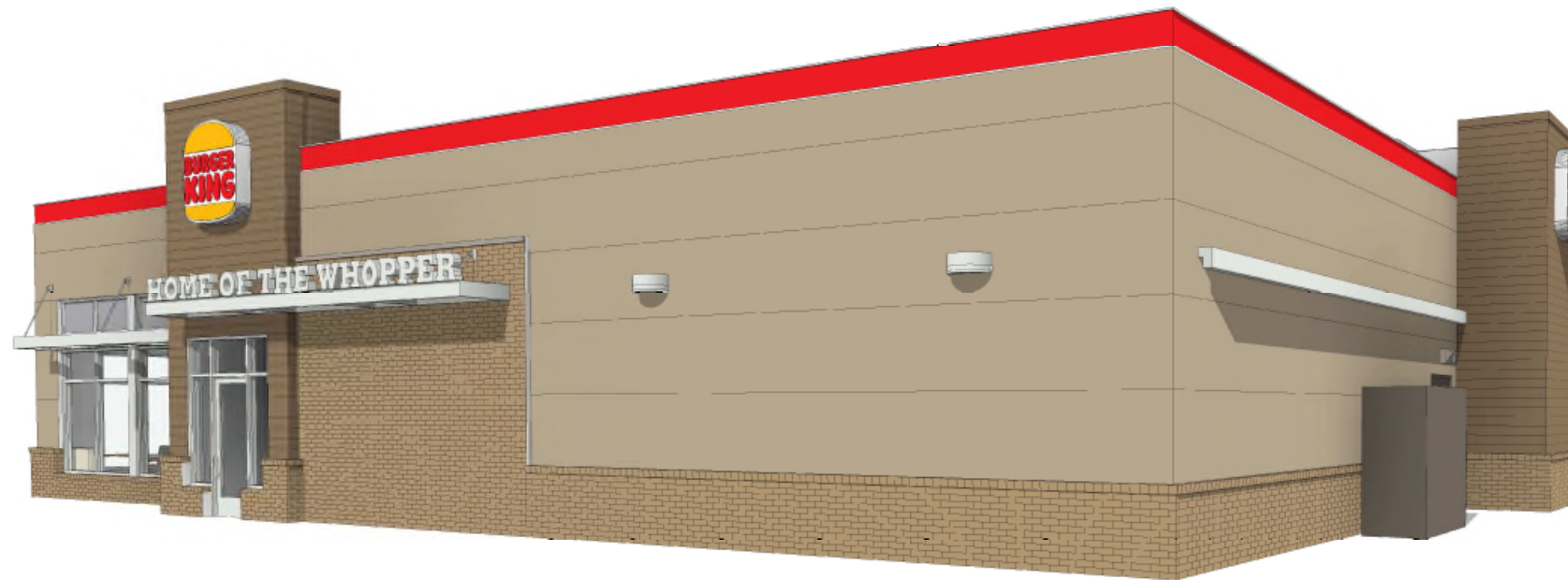
REFERENCE 3D VIEWS

BURGER KING (STR# 14087)
800 WI-136
BARABOO, WI 53913

PROJECT: 21082
DRAWN BY: LAS/KDD
CHECKED BY: STI
DATE: 05/11/2021
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A31



① VIEW FROM REAR ENTRY CORNER



② VIEW FROM REAR DRIVE-THRU CORNER

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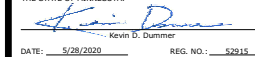
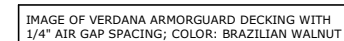
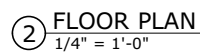
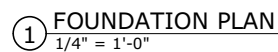
REFERENCE 3D VIEWS

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BARABOO, WI 53913

PROJECT: 21082
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CONSTRUCTION**

A32



BURGER KING - CAVE ENTERPRISES: NEW STORE
800 WI-136
BARABOO, WI 53913

A90



Baraboo, WI

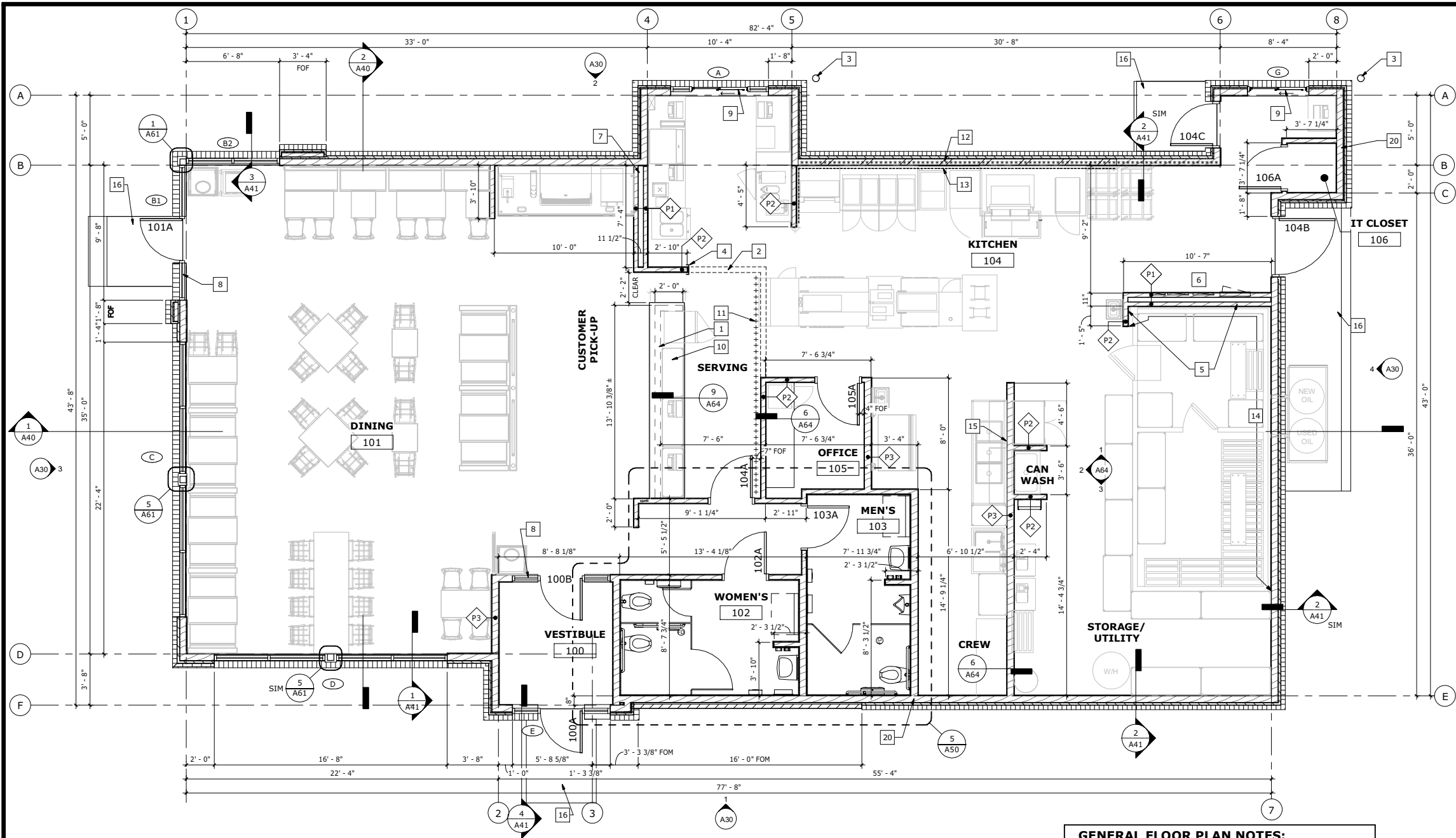
Burger King Playground
Equipment

Northland Recreation
Ericka Steltz

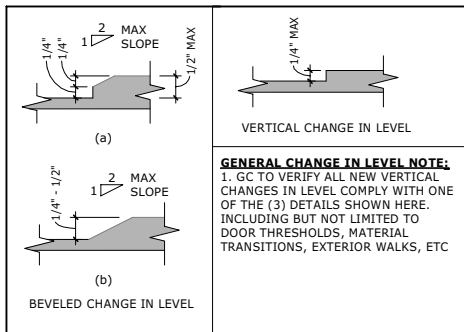
262-313-8636

Ericka@northlandrec.com

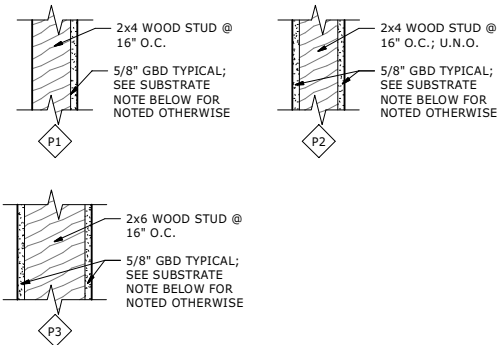
www.northlandrec.com



1 FLOOR PLAN
1/4" = 1'-0"



3 ACCESSIBLE CHANGES IN LEVEL
6" = 1'-0"



WALL TYPES
1 1/2" = 1'-0"

GENERAL FINISH NOTES:

- REFER TO DECOR PACKAGE FOR ALL INTERIOR FINISH INFORMATION
- ALL BACK OF HOUSE AREAS TO HAVE FRP FINISH ON WALLS AND QUARRY TILE ON FLOORS WITH INTEGRAL COVE BASE, INCLUDING BUT NOT LIMITED TO, DRIVE-THRU, KITCHEN, STOCK, CAN WASH AND UTILITY; REFER TO DECOR PACKAGE FOR TILE AND FRP SPEC
- PRIOR TO INSTALLATION OF ALL FLOOR TILE, GC TO TREAT EVERY CONCRETE CRACK AND CONTROL JOINTS WITH AN 18" WIDE STRIP (CENTERED ON JOINT) OF CRACK ISOLATION LIQUID MEMBRANE INSTALLED PER MANUFACTURERS RECOMMENDATIONS; PRODUCT TO BE FROM REDGUARD OR GREEN SEAL OR APPROVED EQUAL

SUBSTRATE NOTE: (INSTALL IN LIEU OF TYPICAL 5/8" GBD)

BACK OF HOUSE (KITCHEN - CREW - STOCK - UTILITY - OFFICE)
5/8" USG "DUROCK" (OR APPROVED EQUAL) AT FINISH FLOOR TO 24" AFF
5/8" CDX PLYWOOD FROM 24" AFF TO 6" ABOVE CEILING

RESTROOMS
5/8" USG "DUROCK" (OR APPROVED EQUAL) AT FINISH FLOOR TO 24" AFF
5/8" WATER RESISTANT GBD FROM 24" AFF TO 6" ABOVE CEILING

CAN WASH
5/8" USG "DUROCK" (OR APPROVED EQUAL) AT FINISH FLOOR TO CEILING;
TYPICAL ALL (3) WALLS

GENERAL FLOOR PLAN NOTES:

- GRID LINES ARE TO INSIDE FACE OF CONCRETE FOUNDATION AND INTERIOR FACE OF STUD OF WALL ABOVE, UNO; SEE WALL DETAILS FOR MORE INFORMATION
- DIMENSIONS ARE FROM FACE OF STUD (FOS) TO FACE OF STUD (FOS) OR GRID LINE; UNLESS NOTED OTHERWISE
- REFER TO EXTERIOR ELEVATIONS FOR EXTENT OF EXTERIOR FINISHES AND TYPICAL EXTERIOR NOTES
- GC TO INSTALL INTERIOR FINISHES THROUGHOUT; REFER TO DECOR DRAWINGS FOR SPECIFICATIONS AND VERIFY SELECTIONS WITH OWNER PRIOR TO ORDERING
- PRELIMINARY FURNITURE LAYOUT SHOWN, REFER TO DECOR PACKAGE FOR FINAL FURNITURE LAYOUT AND INTERIOR FINISHES (TYP)
- PRELIMINARY KITCHEN EQUIPMENT LAYOUT SHOWN, REFER TO KITCHEN ROUGH IN PACKAGE
- INSTALL NEW CONVENIENCE ELECTRICAL OUTLETS IN DINING ROOM FOR CUSTOMERS, GC TO COORDINATE WITH DECOR PACKAGE (SUGGESTED LOCATIONS ON DECOR DRAWINGS, SOME MAY REQUIRE CONDUIT CUT INTO SLAB OR DROPPED DOWN FROM CEILING THRU DECORATIVE SCREEN) AND OWNER FOR QUANTITY AND LOCATIONS; GC TO PROVIDE POWER AND CABLE TV/SAT CONNECTIONS FOR WALL MOUNTED TV (SEE DECOR PACKAGE FOR LOCATION) GC TO PROVIDE ELECTRICAL FOR WALL MOUNTED LIGHTS IF CALLED OUT BY DECOR PACKAGE (SEE DECOR INTERIOR ELEVATIONS/ PLANS)
- GC TO VERIFY OPERATION OF ALL DOOR CLOSERS AND HARDWARE; CLOSERS TO PROVIDE A MAXIMUM SIBS OPERATING FORCE AND A CLOSING SPEED OF 5 SECONDS MIN
- FOR DOOR AND WINDOW TYPES, REFER TO SHEET A80
- ALL OUTSIDE CORNERS IN THE BACK OF HOUSE AREAS ARE TO HAVE CORNER GUARDS; INSTALL STAINLESS STEEL CORNER GUARDS WITH 1.5" RETURNS WHERE TILE IS INSTALLED; WHEN ONLY FRP IS INSTALLED THEN USE PVC OUTSIDE CORNER GUARDS; SEE DETAIL 5/A64
- GC SHALL PROVIDE ALL CONCEALED WALL REINFORCEMENTS REQUIRED BY SUPPLIERS OF ALL PRODUCTS TO BE INSTALLED AND FOR SUPPORT OF WATER LINES

KEYNOTES - A10	
MARK	NOTE
1	DASHED LINE OF LOW WALL UNDER COUNTER; COORDINATE WITH DECOR FOR FINAL DIMENSIONS
2	DASHED LINE OF BULKHEAD ABOVE
3	BOLLARD; SEE CIVIL
4	INSTALL STAINLESS STEEL CAP ON WALL END AND UNDERSIDE OF ALL BULKHEADS IN SERVICE AREA; MATCH WIDTH OF WALL AND 1.5" RETURNS
5	LOCATIONS FOR INTERIOR WALK-IN BOX WITH FLOOR ON CONCRETE SLAB; VERIFY SIZE WITH MANUFACTURER AND COORDINATE WITH ADJACENT WALLS
6	RECESSED ELECTRICAL CONTACTOR PANEL AND PANELS "A", "B" AND "M"
7	PROVIDE 10"x10" ± FINISHED OPENING THROUGH WALL CENTERED AT 13" ± AFF FOR ROUTING OF UTILITIES; VERIFY FINAL DIMENSIONS AND LOCATION WITH OWNER AND EQUIPMENT SUPPLIERS
8	EXIT SIGN LOCATION; REFER TO DETAIL 1/A50 & 2/A50
9	VERIFY OPENING DIRECTION OF SLIDING WINDOW WITH OWNER
10	COUNTER TOP; COORDINATE WITH DECOR FOR FINAL DIMENSIONS
11	+++++ INDICATES 5/8" PLYWOOD BACKING ON WALLS FOR EQUIPMENT AS INDICATED ON PLAN; BULKHEAD AT MENU BOARD WALL FROM 6'-8" AFF TO BOTTOM OF ROOF TRUSSES
12	***** INDICATES USG 5/8" DUROCK (OR APPROVED EQUAL) AT FINISH FLOOR TO CEILING; 18 ga CEE STUD FRAMING AT 16" OC BEHIND HOOD (IN LIEU OF WOOD STUD); EXTEND 18" MIN BEYOND EACH END OF HOOD
13	DASHED LINE INDICATES 18ga STAINLESS STEEL PANELS FROM TOP OF COVE BASE TO CEILING AND 18" MIN WIDE BEYOND EACH SIDE OF HOOD; GC TO PROVIDE STAINLESS ON REMAINDER OF WALL NOT SUPPLIED BY HOOD MANUFACTURER
14	INSTALL 5/8 GBD TO TOP OF WALL BEHIND COOLER; FIRE TAPE
15	INSTALL THE SOAP WATER SUPPLY FOR THE 3-COMP SINK AT 50-52" AFF
16	STOOP; SEE STRUCTURAL
20	HOSE BIB LOCATION; REFER TO PLUMBING



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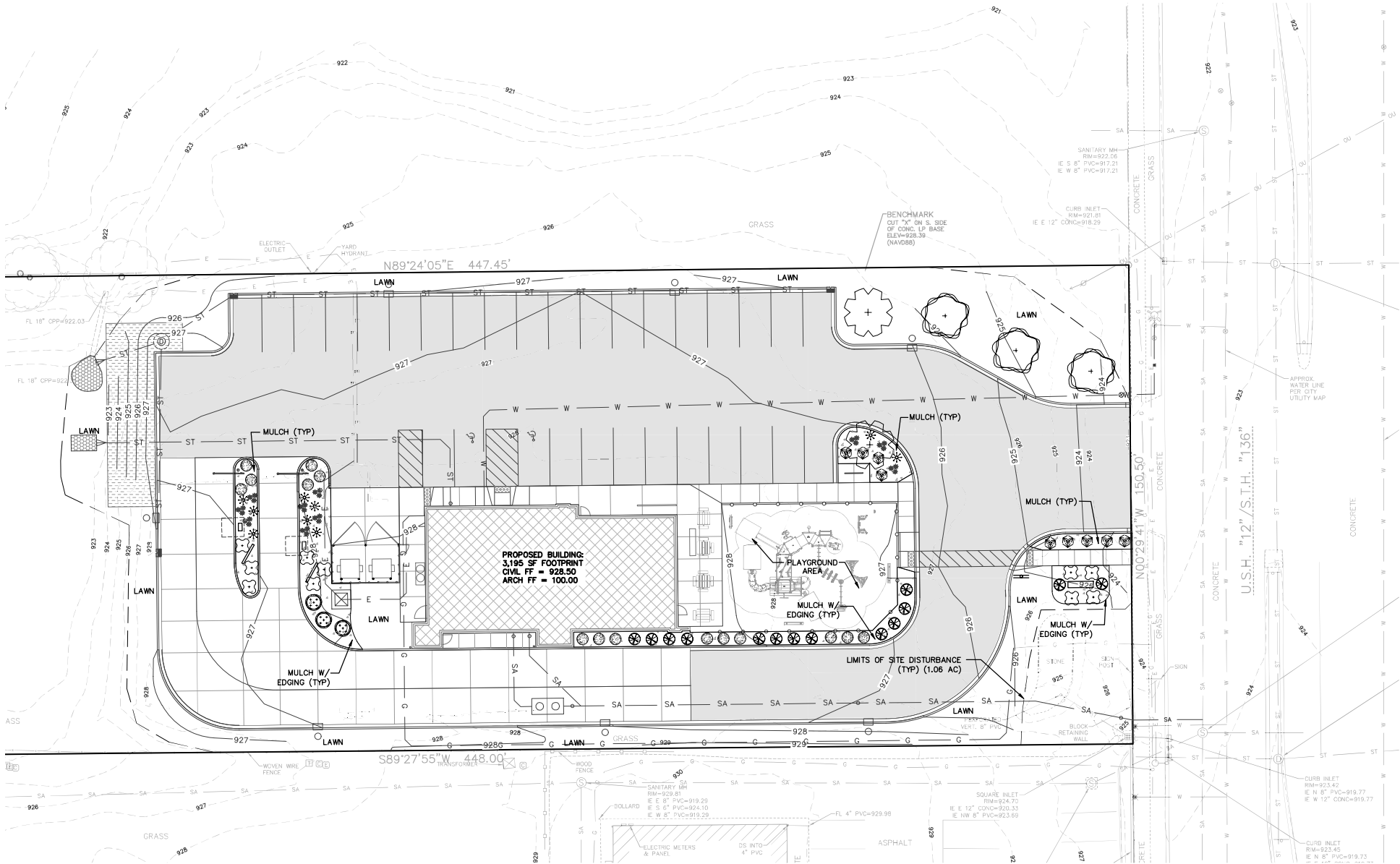
FLOOR PLAN

BURGER KING (STR# 14087)
800 WI-136
BARABOO, WI 53913

PROJECT: 21082
DRAWN BY: LAS/KDD
CHECKED BY: STI
DATE: 05/11/2021
REVISIONS:

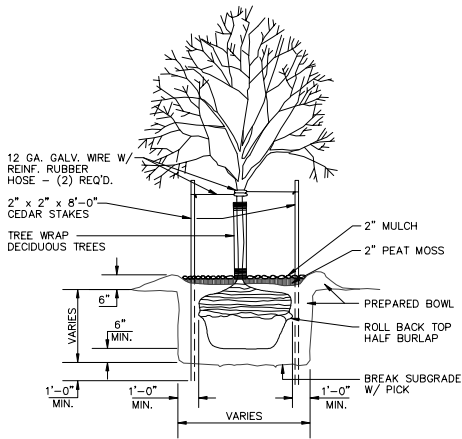
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A10

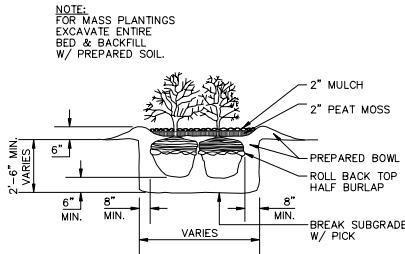


SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

EROSION MATTING LOCATION



TREE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

SITE RESTORATION NOTE:

ALL DISTURBED SITE AREAS SHALL BE
SEEDED/MULCHED IN ACCORDANCE WITH THE
SPECIFICATIONS LISTED ON C0.1 OF THE
CONSTRUCTION PLAN SET.

EXISTING LANDSCAPING PER 04/06/12 LANDSCAPE PLAN			
COMMON NAME	QUANTITY	CLASSIFICATION	POINTS
DECIDUOUS TREES			
LOLLIPOP FLOWERING CRAB	3	LOW DEC. TREE	30
EVERGREEN TREES			
DWARF ALBERTA SPRUCE "SPIRAL"	8	LOW EVG. TREE	96
DECIDUOUS SHRUBS			
WINE & ROSES WEIGELA	7	MED. DEC. SHRUB	21
JAPANESE WHITE SPIREA	2	LOW DEC. SHRUB	2
EVERGREEN SHRUBS			
DWARF GOLDEN JAPANESE YEW	4	MED. EVG. SHRUB	20
LITTLE GIANT WHITE CEDAR	4	MED. EVG. SHRUB	20
PERENNIALS			
APRICOT SPARKLES DAYLILY	16	NA	NA
*NOTE EXISTING DEVELOPMENT PROVIDED A TOTAL OF 189 LANDSCAPING POINTS			

PROPOSED LANDSCAPING PLANTING SCHEDULE						
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY	CLASSIFICATION	POINTS
DECIDUOUS TREES						
🌳	Autumn Gold Ginkgo	Ginkgo biloba 'Autumn Gold'	2"	3	CLIMAX TREE	225
🌳	Jack Flowering Pear	Pyrus calleryana 'Jazzam'	2"	2	LOW DEC. TREE	20
DECIDUOUS SHRUBS						
🌿	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	12"-24"	10	LOW DEC. SHRUB	10
🌿	Knockout Rose Bush	Rosa 'Radko'	1 gal pot	9	MED. DEC. SHRUB	27
🌿	Blue Muffin Viburnum	Viburnum dentatum 'Blue Muffin'	24"	15	MED. DEC. SHRUB	45
EVERGREEN SHRUBS						
🌿	Techny Arborvitae	Thuja occidentalis	42"-48"	3	LOW EVG. TREE	36
🌿	Taunton Yew	Tauntonii	24"	14	MED. EVG. SHRUB	70
PERENNIALS						
🌿	Karl Foerster Feather Reedgrass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal pot	10	NA	NA
Landscaper to provide a variety of Grass species for diversity and disease resistance						
🌿	Daylilies 'Stella de Oro'	Hemerocallis 'Stella de Oro'	1 gal pot	9	NA	NA
Landscaper to provide a variety of Daylily species for diversity and disease resistance						

LANDSCAPING CALCULATIONS PER B-3 ZONING DISTRICT		
ZONE	REQ. POINTS	POINTS PROVIDED
BUILDING FOUNDATION	40 POINTS PER 100 LF OF BUILDING FOUNDATION. 265 LF BUILDING FOUNDATION = 106 PTS REQ.	433 TOTAL POINTS PROVIDED ON DEVELOPMENT SITE.
DEVELOPED LOT	10 POINTS PER 1,000 SF OF GFA 3,195 SF = 32 PTS REQ.	
STREET FRONTAGE	40 POINTS PER 100 LF OF STREET FRONTAGE 150.50 LF = 61 PTS REQ.	
PAVED AREA	80 POINTS PER 10,000 SF OF PAVED AREA OR 20 PARKING STALLS (GREATER OF THE TWO) 29,207 SF PAVED AREA = 234 PTS REQ.	
TOTAL	433 TOTAL POINTS REQUIRED.	

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Fond Du Lac, WI 54935

Phone: (920) 926-9800

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PROJECT INFORMATION

PROPOSED BURGER KING FOR:
CAVE ENTERPRISES
800 WI-136 • BARABOO, WI 53913

PROFESSIONAL SEAL

PRELIMINARY DATES

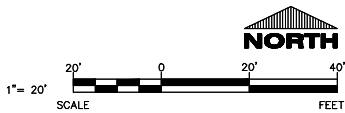
APR. 30, 2021

JOB NUMBER

2105700

SHEET NUMBER

C1.4



CIVIL LANDSCAPE AND RESTORATION PLAN

PROFESSIONAL SEAL

JOB NUMBER
2105700

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Stormwater & Erosion Control Calculations For:

PROPOSED BURGER KING - CAVE ENTERPRISES

Baraboo, WI

Excel Job # 2105700

April 30, 2021



Prepared by Jason Daye, PE
100 Camelot Drive • Fond du Lac, WI 54935
920-926-9800 • www.excelengineer.com

Table of Contents

0.0	Introduction	1
0.1	Existing Conditions	1
0.2	Proposed Project Overview	1
0.3	Stormwater Management Applicability	1
1.0	Design Criteria	2
1.1	Soils	2
1.2	Rainfall Data	2
2.0	Stormwater Management Requirements	2
2.1	Peak Discharge	2
2.2	Stormwater Quality	2
2.3	Infiltration	3
3.0	Storm Sewer Design	3
4.0	Erosion Control	3

Appendices

Appendix A: Pre-Development Site Drainage

Appendix B: Web Soil Survey Map

Appendix C: Pipe Capacity Calculations

Appendix D: SLAMM Basin Map & Input/ Output Information

Appendix E: USLE Map and Calculations

Appendix F: Post Construction Operation and Maintenance Plan

0.0 Introduction

0.1 Existing Conditions

The proposed redevelopment project is located at 800 WI-136 in the City of Baraboo, WI. The 1.54-acre project site is bound to the north by vacant/undeveloped commercial property, to the east by WI-136, to the south by an existing multi-tenant commercial building, and to the west by a historic mobile home community that has since been vacated. The existing project site currently consists of a Golden Buffet restaurant and associated paved parking areas. Stormwater from the existing site drains both in the easterly direction towards the WI-136 ROW and in the westerly direction to an existing stormwater dry detention area. Approximately half of the existing developed area drains to the WI-136 ROW and the other half drains to the existing dry detention area on the west end of the site. However, based upon field survey and available GIS topographic information, it appears that all site stormwater runoff eventually drains to the WI-136 storm sewer system. Reference Appendix A for a representation of the existing site drainage patterns.

0.2 Proposed Project Overview

The proposed project involves complete demolition and removal of the existing structure and pavement areas on the project site for the construction of a new Burger King, quick-serve restaurant with associated site improvements. Proposed site improvements include 31 new paved parking spaces, concrete drive-thru lanes, internal sidewalk networks, outdoor playground area, and a new refuse enclosure. The proposed demolition and new construction will result in a total land disturbance area of 1.06 acres. Following completion of the proposed project, impervious surfaces on the subject site will be reduced by 4,640 square feet (6.9% decrease). The proposed development will match existing drainage patterns by draining part of the eastern portion of the site to the WI-136 ROW and the remainder of the site to the existing stormwater dry detention area on the western portion of the site. Reference sheet C1.2 of the construction plan set for detailed drainage patterns and Appendix C & D for post-development drainage basin areas.

0.3 Stormwater Management Applicability

As noted above, the proposed project is considered a redevelopment project site and will result in a total land disturbance of 1.06 acres. Therefore, this project will be required to meet the stormwater management performance standards set forth by Chapter 14 of the City of Baraboo municipal code and the WI DNR NR 151 requirements. The below sections of this report detail how the proposed project meets or exceeds the applicable City of Baraboo and WI DNR requirements.

1.0 Design Criteria

1.1 Soils

Soil characteristics for the site were determined by utilizing available Web Soil Survey information. See Table 1 below for a summary of the Web Soil Survey results and reference Appendix B for the applicable web soil survey map. Given the silt loam soil type, a TR-55 curve number of 74 (HSG C) was used for the open space areas in the applicable pipe capacity calculations.

Table 1: Web Soil Survey

SOIL TYPE	MAP SYMBOL	HYDROLOGIC RATING
St. Charles Silt Loam	ScC2	B
Tama Silt Loam	TaB	C

1.2 Rainfall Data

NOAA Atlas 14, Sauk County rainfall depths with an MSE4 distribution were used in the applicable storm sewer sizing calculations for the project site. See Table 2 below for a representation of the rainfall depths used.

Table 2: NOAA Atlas 14 24-hour Rainfall Depth

DESIGN STORM	RAINFALL DEPTH (INCHES)
10-YEAR	4.15

2.0 Stormwater Management Requirements

2.1 Peak Discharge

City of Baraboo/Wisconsin DNR - The site is considered a redevelopment post-construction site. Therefore, the project is exempt from meeting peak discharge requirements.

Therefore, peak discharge requirements do not apply to this development project.

2.2 Stormwater Quality

City of Baraboo/Wisconsin DNR- The site is considered a redevelopment project site and will be required to remove 40% of total suspended solids (TSS) from runoff from parking areas and roads.

To achieve the required 40% TSS removal efficiency from site stormwater runoff, a Hydro International Up-Flo Filter unit is proposed in an onsite curb inlet structure. A WinSLAMM model was developed to show the removal efficiency for the overall project site. All offsite/untreated stormwater runoff has been accounted for in this model. When accounting for all offsite runoff, the Up-Flo Filter with four (4) filter bags removes 52.20% of TSS from site impervious surfaces (excluding building roof). See Table 3 below for a summary of the WinSLAMM model results and reference Appendix D for a detailed drainage area exhibit and WinSLAMM input/output information.

Table 3: Site WinSLAMM Model Results.

	Particulate Solids Yield (lbs)	Percent Reduction
Total of all land uses without controls	399.80	52.20%
Outfall total with controls	191.10	

Therefore, stormwater quality requirements have been met.

2.3 Infiltration

City of Baraboo/Wisconsin DNR - The site is considered a redevelopment post-construction site. Therefore, the project is exempt from infiltration requirements.

Therefore, infiltration requirements do not apply to this development project.

3.0 Storm Sewer Design

All onsite storm sewer has been designed to convey, at minimum, the 10-year 24-hour post development storm. Additional capacity has been provided as a safety factor, and emergency overland flow routes are provided throughout the site to convey larger, infrequent storm events as needed. Reference Appendix C for pipe drainage areas and associated pipe capacity calculations.

4.0 Erosion Control

The erosion control specifications, details, construction sequence, site stabilization notes, seeding notes, and dewatering notes, are provided on sheet C0.1 and C2.1 of the construction plan set. Proposed locations of all erosion control BMPs are provided on sheet C1.2 of the construction plan set. Reference Appendix E for the site USLE calculations and Appendix F for the post-construction operation and maintenance plan.

PLAN COMMISSION RESOLUTION NO. 2021-1

**RESOLUTION DESIGNATING PROPOSED BOUNDARIES
AND APPROVING A PROJECT PLAN
FOR TAX INCREMENTAL DISTRICT NO. 12,
CITY OF BARABOO, WISCONSIN**

WHEREAS, the City of Baraboo (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 12 (the "District") is proposed to be created by the City as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Sauk County, the Baraboo School District, and the Madison Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on May 18, 2021 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Baraboo that:

1. It recommends to the Common Council that Tax Incremental District No. 12 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Creation of the District promotes orderly development in the City.

Adopted this 18TH day of May, 2021.

Mike Palm Chair

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 12
CITY OF BARABOO**

THIS CAN BE FOUND IN THE PROJECT PLAN

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY